

# 16CUP1067

## 1677 Trigg Avenue



**Louisville Board of Zoning Adjustment Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**

**June 19, 2017**

# Requests

- Conditional Use Permit to allow an accessory apartment in an R-5 zoning district.
- To not add additional landscaping

# Case Summary/Background

- The applicant is using the existing detached structure as an accessory apartment. The apartment is 575 square feet and has a bedroom, bathroom, living room, and eats in kitchen. The applicant purchased the property with both units on site and is trying to come into compliance with the Land Development Code.

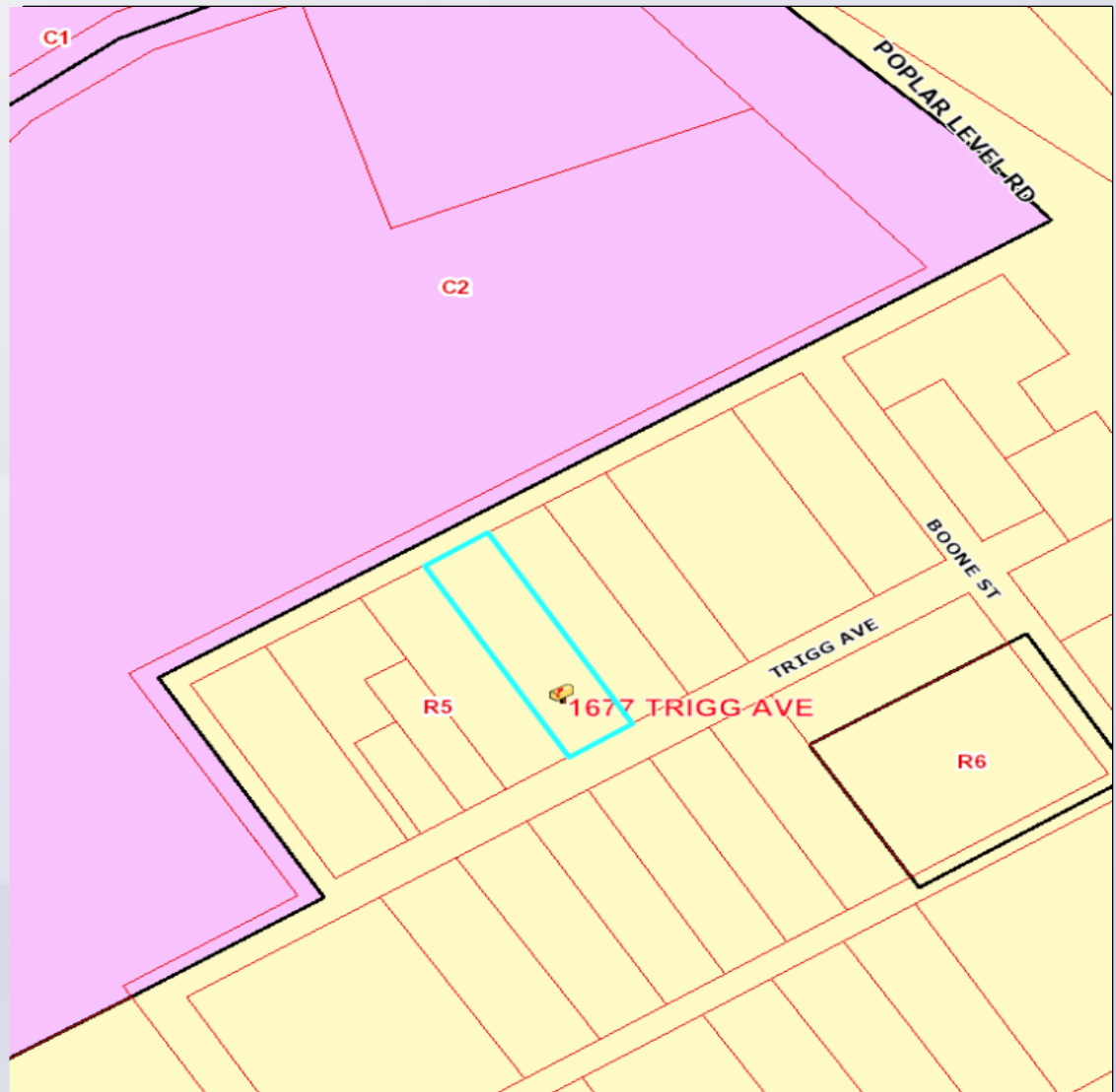
# Zoning/Form Districts

## Subject:

- Existing: R-5/N
- Proposed: R-5/N

## Surrounding:

- North: C-2/N
- South: R-5/N
- East: R-5/N
- West: R-5/N





# Aerial Photo/Land Use

## Subject:

- Existing: Residential
- Proposed: Residential

## Surrounding:

- North: Open Space
- South: Residential
- East: Residential
- West: Residential





# Front/Across Street





# Meters/Accessory Apartment





# Accessory Apartment

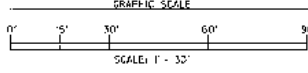




# Rear Yard/Parking Area



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# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow an accessory apartment in an R-5 zoning district.
- To not add additional landscaping